

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 2, 2009

Ref. No. 2009-203

West Lafayette Board of Public Works and Safety
609 West Navajo Street
West Lafayette, IN 47906

Subject: **SUBDIVISION VARIANCE – S-4122-Purdue Research Park, Phase 3,
Part 2 (Major-Preliminary Plat)**

Dear Board Members:

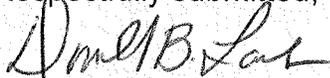
Please consider the following variance requests for the subject subdivision at your next meeting (See also, the enclosed copy of Petitioner's letter to the Area Plan Commission and a reduced copy of the preliminary plat):

1. A variance to reduce the required pavement width for all internal streets from 34-ft. to 30-ft. (measured from back of curb to back of curb).
2. A variance to permit sidewalks (multi-purpose trails) outside the dedicated non-pavement right-of-way within a dedicated easement, as indicated on the preliminary plat.

Petitioner's request before the Area Plan Commission is for primary approval of a 17-lot subdivision (research park expansion) on 95.43 acres (plus 3 outlots), located at the northwest corner of Kalberer Road and Yeager Road, in West Lafayette, Wabash 1(NE)23-5 and 6(NW)23-4. The above variance requests are from USO (Unified Subdivision Ordinance) Sections 5.3(2)(a) and 5.7(1)(a), respectively.

Please use the enclosed VARIANCE DISPOSITION NOTICE to indicate the Board's action on this request.

Respectfully submitted,



Donald B. Lamb
Senior Planner

cc: West Lafayette City Engineer
Joseph B Hornett, Purdue Research Foundation
Brandon Fulk, The Schneider Corporation



June 15, 2009

Area Plan Commission
20 North 3rd Street
Lafayette, IN 47901

RE: Purdue Research Foundation – Phase III, Part II Preliminary Plat Variance

Area Plan Commission,

We, on behalf of our client, Purdue Research Foundation, would like to request the Area Plan Commission approve two (2) variances from the Unified Subdivision Ordinance of Tippecanoe County in connection with the request for primary approval of a major subdivision plat for Purdue Research Park, Phase III, Part II:

- 1.) A variance from USO Section 5.3 (2)(a) to permit the width of the proposed streets to be 30-feet from back of curb (BOC) to BOC, instead of the 34-foot width required under the USO for an Urban Cross Section, Local Non-Residential Street.
- 2.) A variance from USO Section 5.7 (1)(a) to permit the use of multi-purpose trails that vary in distance from BOC within the 50-foot landscape, signage, utility, and telecommunication easement along each right-of-way, as shown on the plat.

We also request on behalf of our client that the APC grant our client permission to bond.

Sincerely,

Brandon M. Fulk, PE
Project Manager

VARIANCE DISPOSITION NOTICE

SUBDIVISION: Purdue Research Park, Phase 3, Part 2
DEVELOPER: Purdue Research Foundation
REPRESENTATIVE: Brandon Fulk, The Schneider Corporation

The following variance requests were presented to the West Lafayette Board of Public Works and Safety on: _____, 2009.

1. A variance to reduce the required pavement width for all internal streets from 34-ft. to 30-ft. (measured from back of curb to back of curb). USO Section 5.3(2)(a)
 2. A variance to permit sidewalks (multi-purpose trails) outside the dedicated non-pavement right-of-way within a dedicated easement, as indicated on the preliminary plat. USO Section 5.7(1)(a)
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It was the decision of the West Lafayette Board of Public Works and Safety that:

Variance #1 was APPROVED
 DENIED

Variance #2 was APPROVED
 DENIED

THE WEST LAFAYETTE BOARD OF PUBLIC WORKS AND SAFETY

John R. Dennis (President)

Judith C. Rhodes (Clerk of the Board)

cc: Purdue Research Foundation (1281 Win Henschel Blvd, West Lafayette, IN 47906)
Area Plan Commission
West Lafayette City Engineer